

May 7, 2018

Jodi Deranja
1214 Western Avenue
Glendale, CA 91201

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1804013
1214 WESTERN AVENUE**

Dear Ms. Deranja:

On March 8, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add 670.5 square-feet to an existing one-story, 1,362 square-foot single-family dwelling (originally constructed in 1923), on an approximately 13,357 square-foot lot located in the R1 Zone, Floor Area District I, located at 1214 Western Avenue.

CONDITIONS OF APPROVAL:

1. Provide a planting plan using a drought tolerant plant selection and also replacement of any damaged landscape as a result of construction activity.
2. Provide a photograph of the existing window condition and a vertical window section that shows the window recessed and with sills for review and approval by staff.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- A new 15'-2" feet wide, master suite addition on the south side of the house includes a master bedroom, bathroom, closets and work area. It will project 10-feet from the existing street-facing façade and be setback 9'-10" from the property line. The addition complies with front setback requirements and conforms to the predominant setback on this side of the street.
- The addition will maintain a 9'-10" side yard setback where 4 feet is required.
- A new raised planter is proposed at the front of the building. A condition of approval is to provide a planting plan using a drought tolerant plant selection and also replacement of any damaged landscape as a result of construction activity.
- Fences / gates are located appropriately behind the face of the front façade.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The additional width of the front façade is made compatible with the neighborhood context by the break-up of the building into three smaller bays and the use of horizontal wood siding at the central element to add textural quality and detail. A new planter extending across the front of the house, also with wood siding, serves as a unifying element for the front façade.
- The new addition maintains a flat roof design and has an overall height of 10'-5" which is consistent with the existing building's design and reinforces the overall architectural style.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The proposed addition will be consistent with the existing style of the house and is well integrated into the overall building design through the use of horizontal wood siding, selective use of wood trim and an expansive planter also with wood siding.
- The existing sliding aluminum windows, commonly installed in buildings built in the 1960s and after, will remain. All new windows on the addition and front facade will be fiberglass, a combination of sliding and fixed, and nail-in construction, which is appropriate to the style and period of the house. A condition of approval that a photograph of the existing windows and a vertical window section that shows the windows recessed and with sills is provided for review and approval by staff.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Historic Preservation Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 22, 2018** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office


The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Danny Manasserian**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development


Urban Design Studio Staff

KA:dm